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MARKBOROUGH PROPERTIES LIMITED

Markborough Properties Limited is a Canadian real estate development and investment company, formed in 1965 to undertake large scale residential, commercial and industrial development projects across Canada and to acquire for investment existing income producing properties.

Markborough's major shareholders are among the most prominent corporations and financial institutions in Canada. The management comprises senior executives with many years of experience and responsibility in all phases of real estate, particularly in the fields of real estate development, investment and finance.

MARKBOROUGH PROPERTIES LIMITED

Markborough Properties Limited
Major Shareholders

Air Canada Pension Trust Fund
The British American Oil Company Limited
The Canada Life Assurance Company
Canada Permanent Mortgage Corporation
Canadian National Railways Pension Trust Fund
Canafund Company Limited
Commercial Union Assurance Company Limited
The T. Eaton Company Limited
The Equitable Life Insurance Company of Canada
The Excelsior Life Insurance Company
Holborough Investments Limited
 Aluminum Company of Canada Limited
 The Bank of Nova Scotia
 Greenshields Incorporated
L'Industrielle Compagnie d'Assurance Sur La Vie
The Investors Group
A. E. LePage Limited
Lombard Odier & Cie
The Mutual Life Assurance Company of Canada
North American Life Assurance Company
George Wimpey Canada Limited
The Yorkshire and Canadian Trust Limited

Directors

W. J. Dixon
Deputy General Manager
The Bank of Nova Scotia
Toronto.

R. L. Friend
Vice-President, Mortgage Division
The Investors Group
Winnipeg.

R. H. Gane
Assistant Managing Director
George Wimpey & Co. Limited
London, England.

Dr. James Gillies
Dean — Faculty of Administrative Studies
and Vice-President
York University
Toronto.

A. R. Grant
Director and General Manager
George Wimpey Canada Limited
Toronto.

G. C. Gray
Vice-President
Toronto-Dominion Centre Limited
Toronto

W. S. Harvey
Senior Vice-President, Finance
Air Canada
Montreal.

H. Peter Langer
Vice-President, Operations
Markborough Properties Limited
Toronto

D. S. Lyall
Vice-President, Finance
The British American Oil Company Limited
Toronto.

Brian R. B. Magee
President
A. E. LePage Limited
Toronto.

James H. McDougall
General Manager
Greenshields Incorporated
Montreal.

J. C. Neely
President
Alcan Design Homes Limited
Montreal.

J. H. Panabaker
Vice-President & Treasurer
The Mutual Life Assurance Company of Canada
Waterloo.

D. W. Pretty
Treasurer
North American Life Assurance Company
Toronto.

E. Schousboe
Secretary-Treasurer
Canafund Company Limited
Montreal.

J. L. Toole
Vice-President, Accounting and Finance
Canadian National Railways
Montreal.

L. R. Woolsey
Vice-President, Marketing
The British American Oil Company Limited
Toronto.

Officers

President: **Brian R. B. Magee,** F.R.I., S.I.R., C.R.E., President of A. E. LePage Limited and Director, Canada Permanent Mortgage Corporation, Canada Permanent Trust Company, Radley Investments Limited and Richard Costain (Canada) Limited. Vice-President and Member Executive Committee, Toronto Real Estate Board, Chairman, Finance Committee. Director, Ontario Association of Real Estate Boards. Trustee, Toronto General Hospital. Member, Advisory Council, School of Business, York University.

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Markborough Properties Limited

150 Eglinton Avenue East
Toronto 12, Canada



Vice-President, Operations: **H. Peter Langer,** F.R.I., S.I.R., Director, Ontario Housing Corporation and Ontario Student Housing Corporation. Past President, Toronto Real Estate Board. Vice-President, Ontario Association of Real Estate Boards. Member, Executive Committee, Canadian Association of Real Estate Boards. Member of Council, Association of Ontario Land Economists.

Vice-President, Finance: **Donald F. Prowse,** B.A., C.A., Former Vice-President and Director, Canadian Equity and Development Co., Former Director, Don Mills Development and Wrentham Estates Ltd.





Urban Development in Canada



The trend toward urbanization in Canada is having an enormous impact on the real estate industry. Land prices have risen steadily over the last decade, creating a need for more intensive development in downtown areas. High rise apartments have appeared in all major cities and downtown skylines are rapidly being transformed by towering office buildings. If the population trend to the cities continues, and all the evidence suggests that it will, the need for major urban development and redevelopment projects will be even greater.

It is not only the centre of the city that is affected. The population pressure is making it increasingly imperative for suburban municipal and regional governments to provide intelligent long-range planning for future land use.

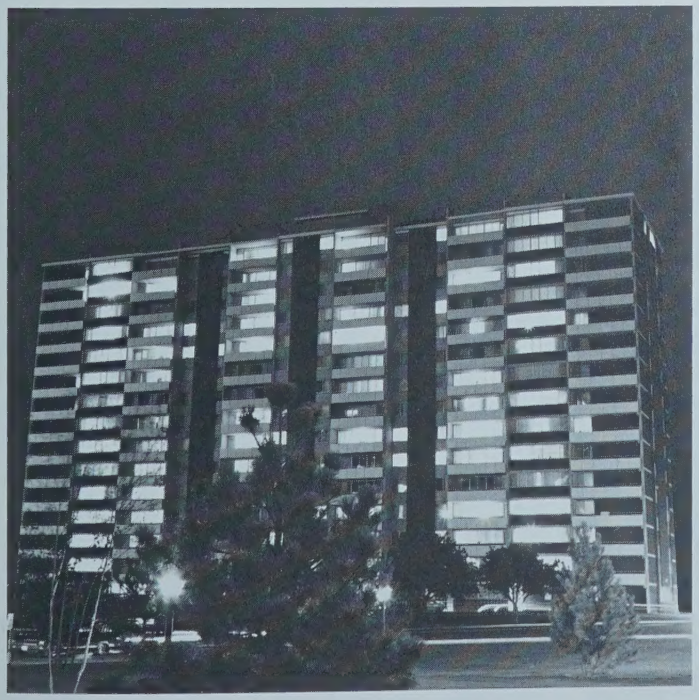
This enormous increase in urbanization offers great opportunity to the real estate industry. It also brings responsibility. Whether or not our cities are going to be attractive or ugly places to live in depends to a great degree on the integrity and foresight of those undertaking real estate development working in co-operation with municipal planners and elected municipal officials.

It will depend too on the ability of developers to provide massive amounts of capital financing, sound investment management and responsible use of property.

Markborough Properties Limited has been formed to meet these requirements.

In Operation

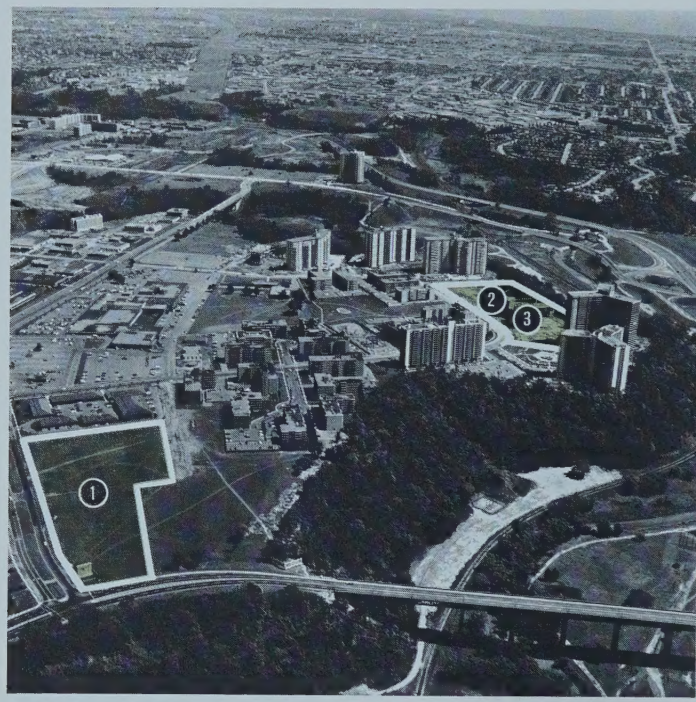


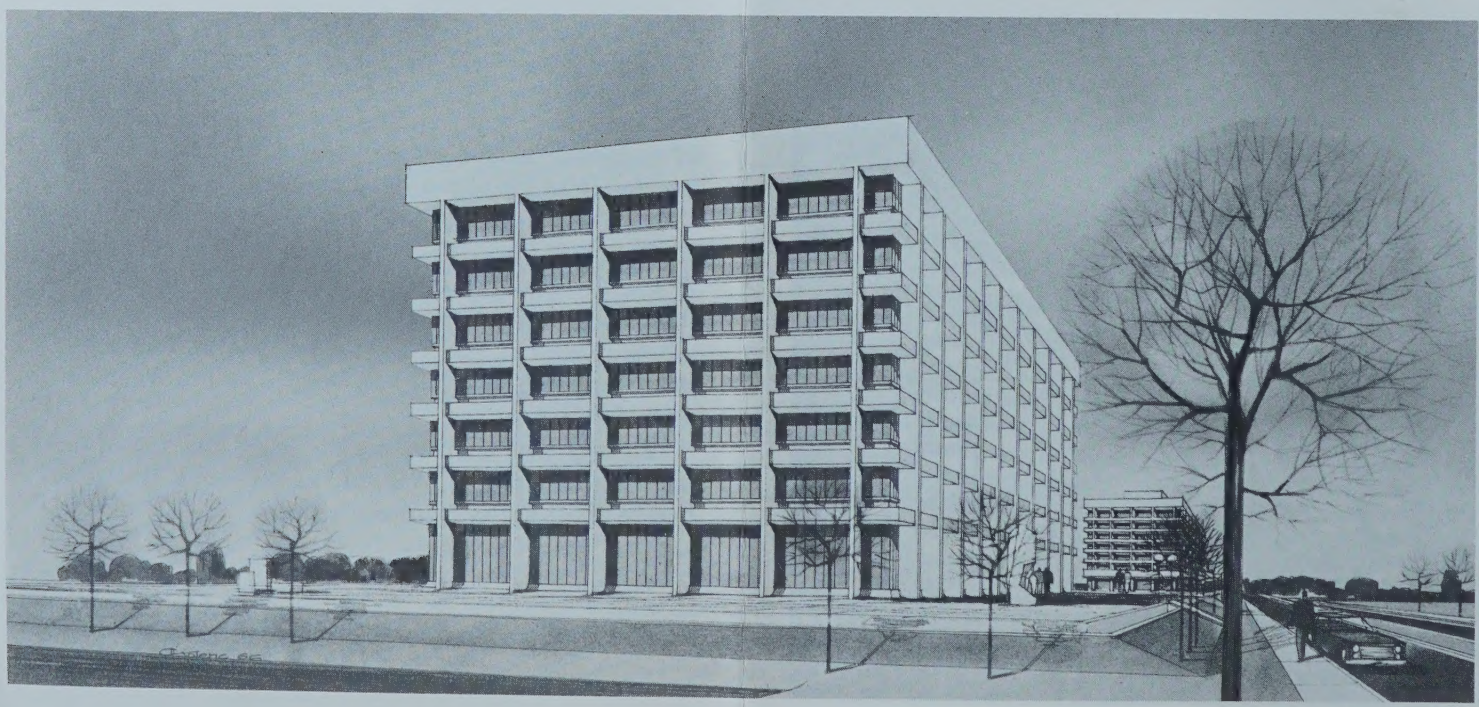


Income producing properties held by Markborough include four apartment buildings (565 units) and a block of maisonnettes (16 units) in Etobicoke, Metropolitan Toronto. Three of the apartments, the maisonnettes and a service station property leased from Markborough are shown in the above aerial photograph (Nos. 1, 2, 3, 4 & 5). Also shown (6 & 7) are two apartment buildings under construction which contain a total of 282 units and 35.2 acres of land Markborough holds for the development of apartments and town houses. Left is a close-up view of The Dixon, a Markborough owned apartment building on Dixon Road, near the Westway area of Etobicoke.

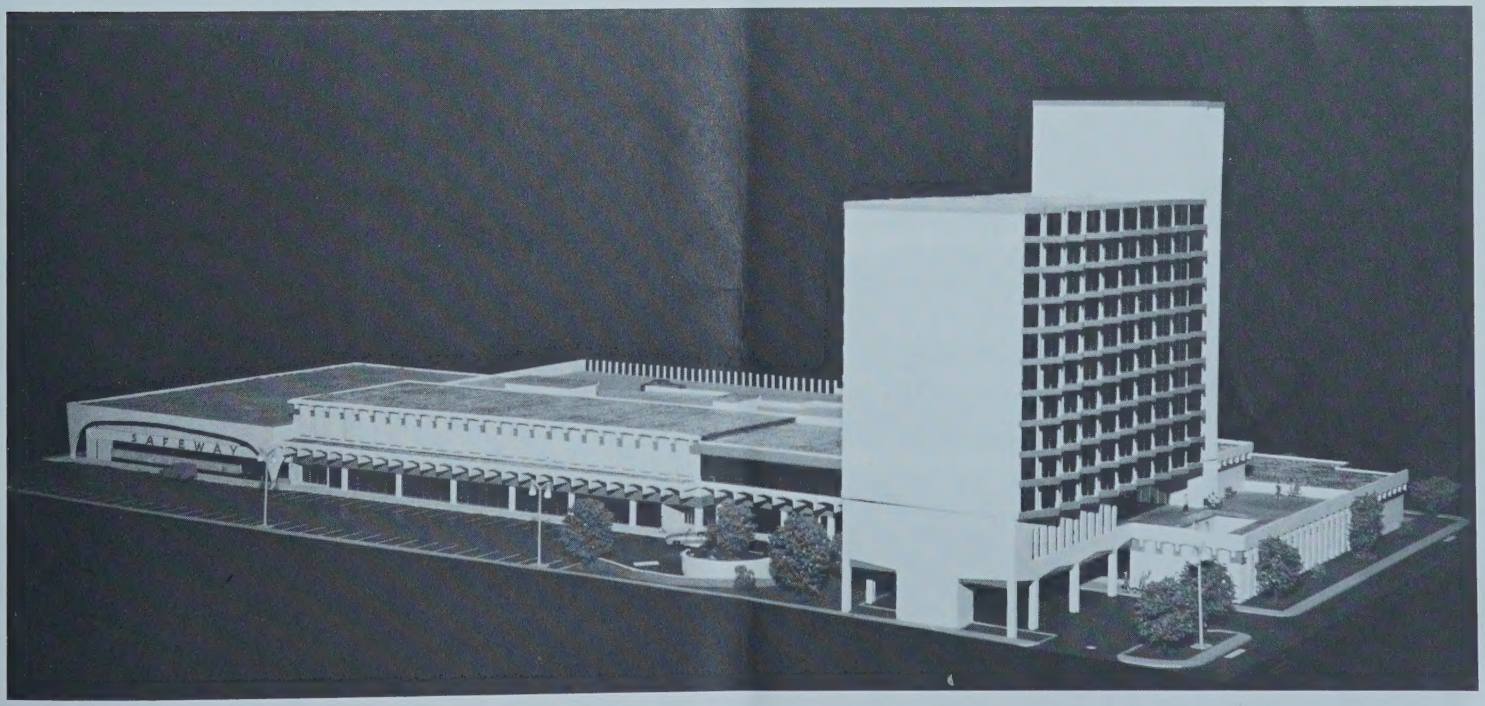
Markborough also owns a 244-suite luxury split-level apartment building, The Somerset, on Finch Avenue W. beside the Don Valley in North York.

Under Construction





Diversity of investment is an objective of Markborough's operating policy. Far left is an architect's sketch of a 150,000 sq. ft. office building about to be built in Thorncliffe Park, Toronto, and a second office building in the background to be built later. Left is an aerial view of Thorncliffe Park showing the office building sites (1) and the sites (2 & 3) of two apartment buildings in which Markborough has a major interest. One, under construction, contains 400 suites and the other, to be built later, will contain 280 suites. Tenants in the two buildings are within easy walking distance of the huge Thorncliffe Market Place shopping complex, centre left, the Thorncliffe Office complex, lower left, and a 40,000 sq. ft. recreation centre. Below is an architect's sketch of the Regina Centre, a combined shopping centre and 12-storey hotel complex now under construction in downtown Regina, a joint venture with a well-known Western Canada developer. Development of 60 acres of Markborough property in the Town of Beaconsfield in suburban Montreal is also under way. Approximately 240 homes are to be built in this development.



For Future Development



After a year's operation, Markborough Properties Limited had assets of nearly $30 million. It held 2,700 acres of land for development of single family housing, maisonettes, apartment buildings, office buildings, shopping centres, factories and warehouses. Illustrated above is a model of the proposed Canada Centre in downtown Winnipeg which Markborough recently acquired. Right is an aerial view of Markborough Holdings in the Meadowvale-Streetsville area west of Toronto. Markborough also is developing the 179-acre "Fields of Agincourt" property in Scarborough, Metropolitan Toronto.



Investment and Development Policies

The purpose of Markborough Properties Limited is to provide its shareowners with a broadly organized, well-financed and well-managed property development and investment company, capable of making the best use of available land and of offering a sound return in the long term, based on the best possible financial planning.

Markborough's prime operating objective is to seek a combination of substantial volume and proper diversification of holdings both independently and in conjunction with other responsible developers. Markborough also seeks to maintain in its portfolio a suitable ratio of first-rate income producing properties to non-income properties held for development.

The ability to offer substantial financing coupled with first-class management, diversity of investment and national outlook will enable Markborough Properties Limited to play a significant role in the development of real estate investment in Canada.

Auditors

Price Waterhouse & Co.
Toronto

Transfer Agent and Registrar

Canada Permanent Trust Company
Toronto *Montreal*

Legal Counsel

Blake, Cassels & Graydon
Toronto

Taylor, Joy & Baker
Toronto

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